



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-067019-23-RV

In the matter of: 115, 3969 KINGSTON RD
SCARBOROUGH ON M1J3H8

Between: Sinck Holdings Inc Landlord

And

Desmond Hanlon Tenant

Review Order

Sinck Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Desmond Hanlon (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was resolved by order LTB-L-067019-23 issued on November 28, 2025.

On January 13, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 19, 2026 interim order LTB-L-067019-23-RV-IN was issued, staying the order issued on November 28, 2025.

The request to review was heard on February 5, 2026 and granted by interim review order LTB-L-067019-23-RV-IN2 issued on March 6, 2026. The March 6, 2026 interim review order directed that the Landlord's application be heard *de novo*.

This application was heard *de novo* by videoconference on February 5, 2026.

The Landlord's agent, Tony Peros, the Landlord's witness, Kara Trimble, the Landlord's legal representative, Bryan Rubin, the Tenant, and the Tenant's witnesses, Togo Marshall and Deandra Bedward, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant will have two parking spaces in the residential complex. This includes the Tenant's current parking space (124), and a second parking space (123) will be added as a service or facility included in the rent.
2. The Tenant's monthly rent shall increase by \$83.43 in consideration of the added parking space pursuant to s. 123 of the *Residential Tenancies Act, 2006*. The Tenant may begin using the added parking space immediately. The additional rent due for the month of April 2026 for the added parking space is waived. The Tenant shall begin paying the increased rent as of May 1, 2026.
3. The Landlord will provide the Tenant with a Schedule "C" for him to complete and return to the Landlord to provide the necessary information about the vehicle(s) that may be parked in the additional parking space. The additional parking space (123) shall be considered designated to the Tenant if he completes and returns the Schedule "C" to the Landlord within 10 days of receiving it.
4. The tenancy continues if the Tenant meets the conditions set out below for a period of 12 months beginning on the day this order is issued:
 - a) The Tenant and anyone living with or visiting him shall park only in the Tenant's designated parking space(s), and shall not park in any other place in the residential complex;
 - b) The Tenant and anyone living with or visiting him shall park only one vehicle in each parking space at a time; and
 - c) The Tenant and anyone living with or visiting him shall not store any other items on the Tenant's parking space(s).
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 17, 2026
Date Issued

Mark Melchers
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.